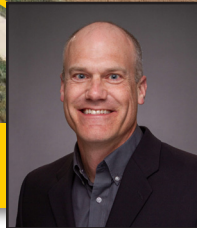


Burritt Farms, LLC



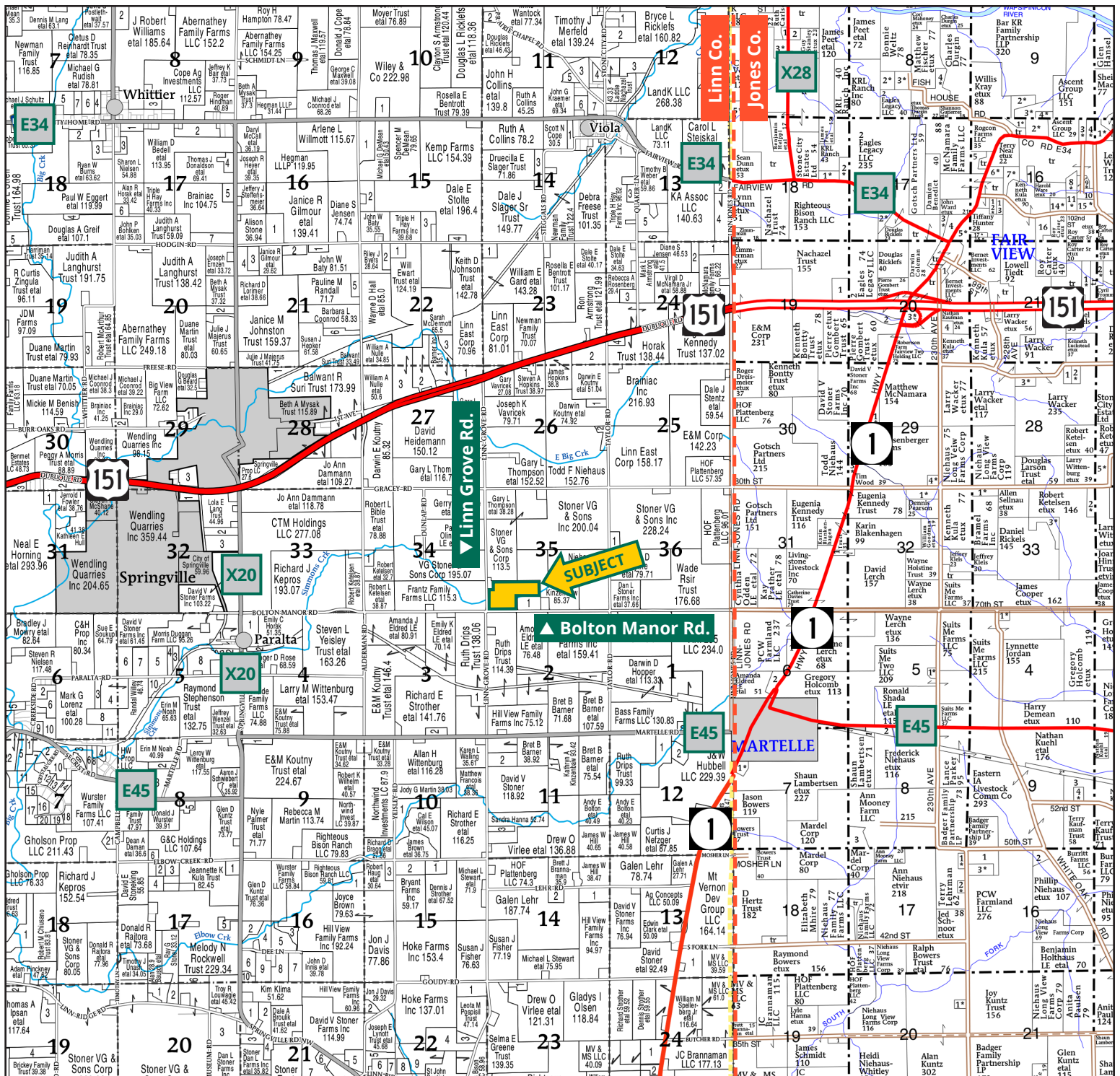
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50.79 Acres, m/l
Linn County, IA



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FSA/Eff. Crop Acres: 50.70 | Soil Productivity: 87.40 CSR2

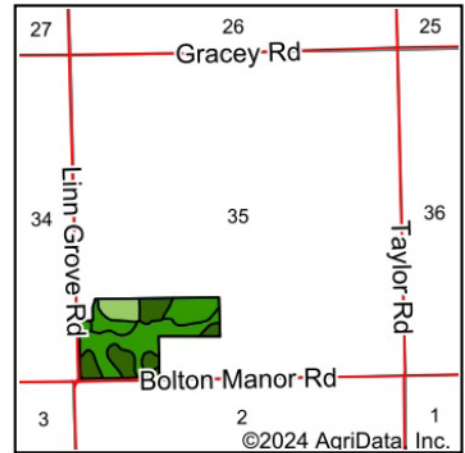
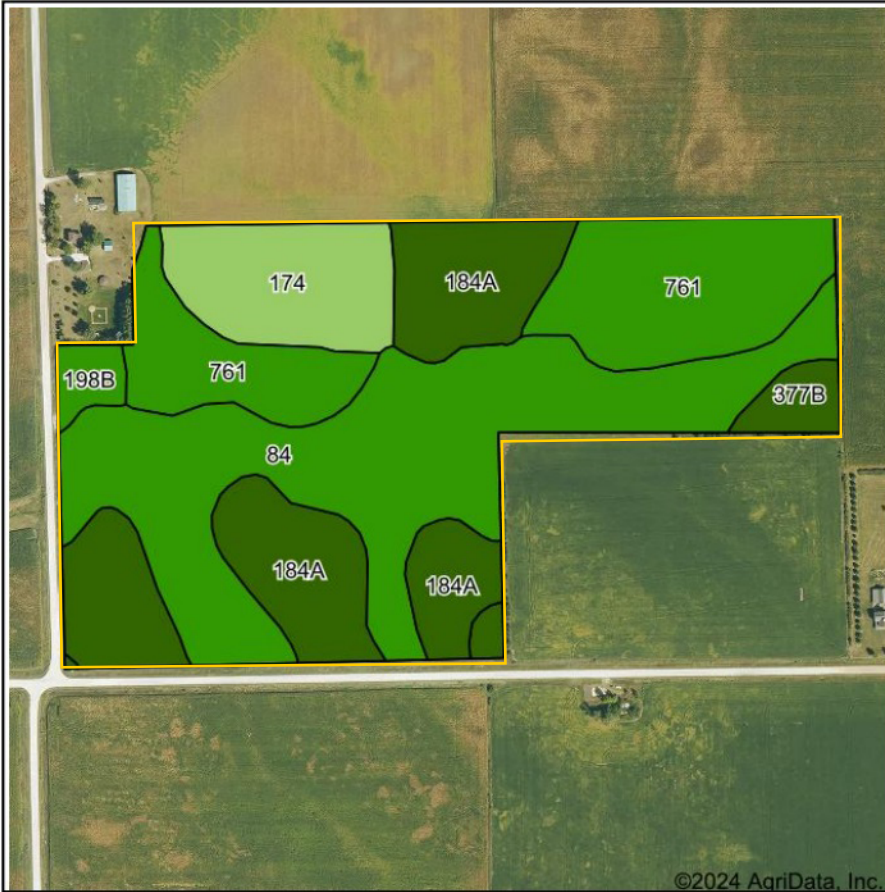


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State: **Iowa**
 County: **Linn**
 Location: **35-84N-5W**
 Township: **Brown**
 Acres: **50.7**
 Date: **12/3/2024**



Maps Provided By:


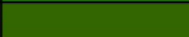


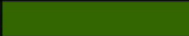

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Soils data provided by USDA and NRCS.

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Area Symbol: IA113, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	
84	Clyde silty clay loam, 0 to 3 percent slopes	19.00	37.4%		llw	88	
184A	Klinger silty clay loam, 1 to 4 percent slopes	12.66	25.0%		lw	95	
761	Franklin silt loam, 1 to 3 percent slopes	11.42	22.5%		lw	85	
174	Bolan loam, 0 to 2 percent slopes	5.21	10.3%		lls	70	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.50	3.0%		lle	94	
198B	Floyd loam, 1 to 4 percent slopes	0.91	1.8%		llw	89	
Weighted Average						1.53	87.4

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Springville: 2½ miles east on Bolton Manor Rd. The property is on the northeast side of the intersection with Linn Grove Rd.

Simple Legal

The SW¼ SW¼ and the N 14.5 acres of the W 30 acres of the SE¼ SW¼ of Section 35, Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa, except Lot 1, Hutchison Second Addition to Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$787,245.00
- \$15,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024-2025: \$2,296.00
Net Taxable Acres: 50.79
Tax per Net Taxable Acre: \$45.21

Lease Status

Lease is open for 2025.

FSA Data

Farm Number 2942, Tract 9447
FSA/Eff. Crop Acres: 50.70
Corn Base Acres: 50.42
Corn PLC Yield: 134 Bu.

Soil Types/Productivity

Primary soils are Clyde, Klinger and Franklin. CSR2 on the FSA/Eff. crop acres is 87.40. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The terrain is level.

Drainage

This farm is pattern tiled. Contact listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Fall anhydrous has been applied. Buyer to reimburse previous tenant.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Southeast Corner Looking Northwest



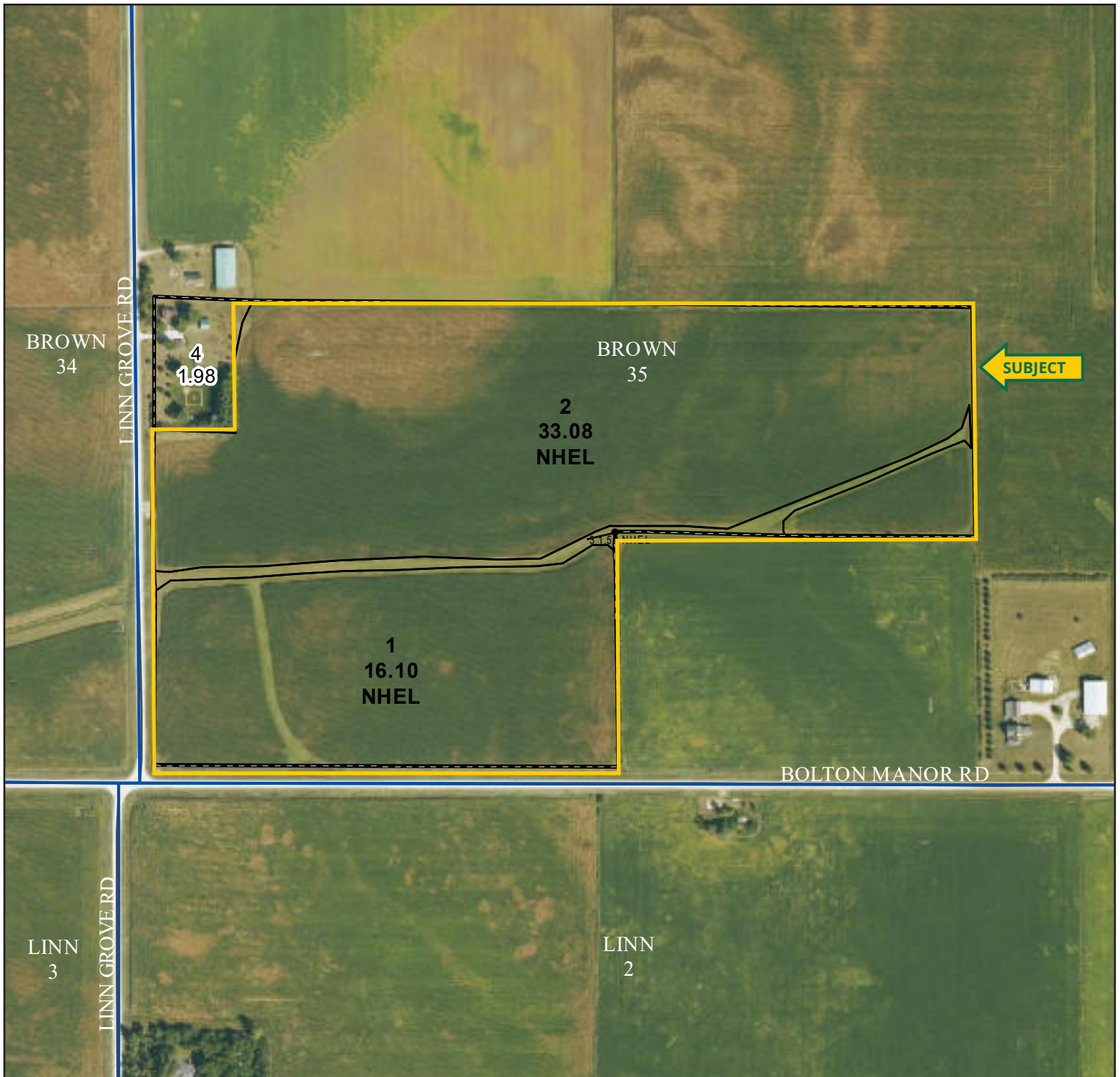
Northeast Corner Looking Southwest

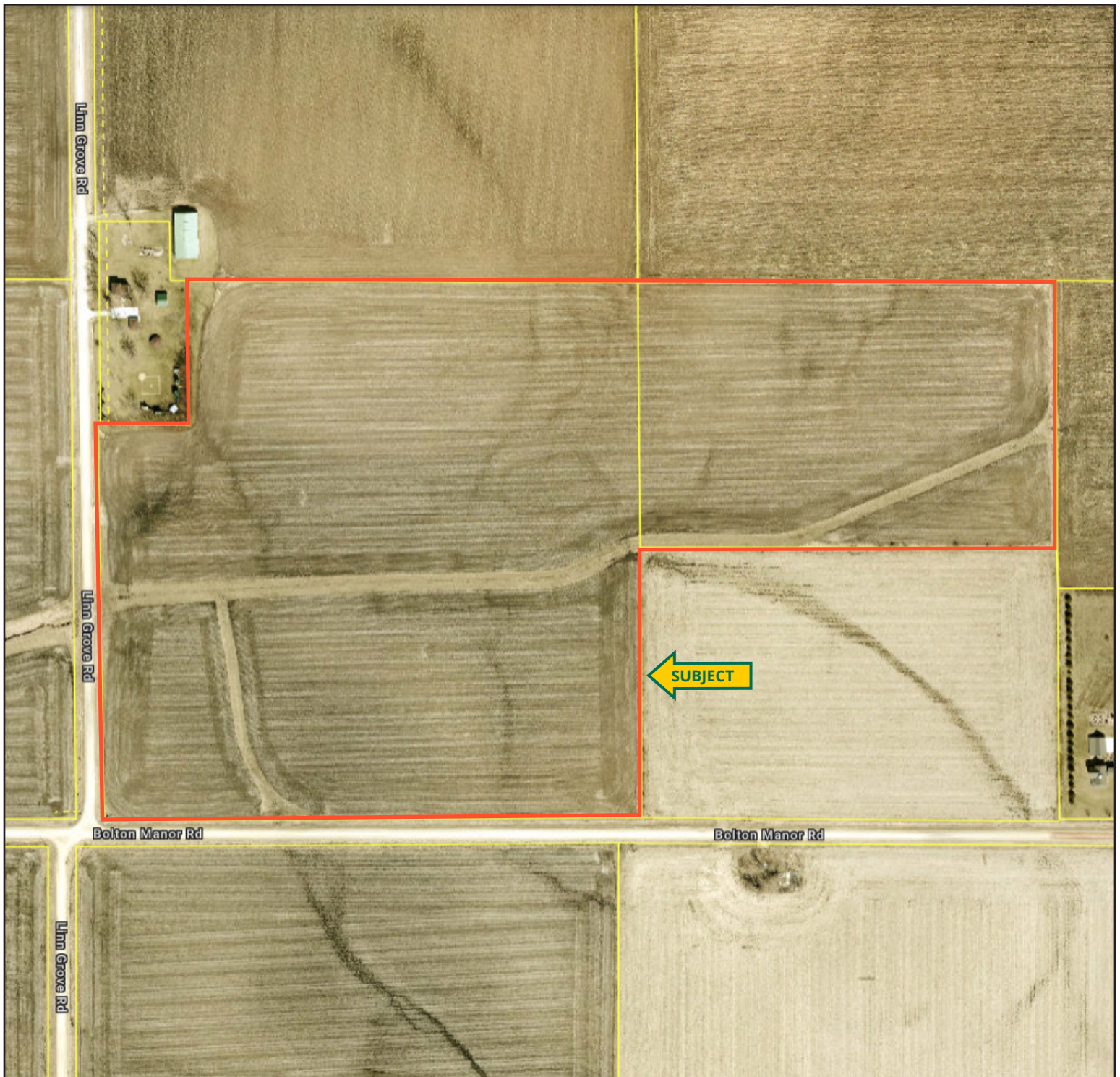


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